Modification Findings Issue Paper E

Modification Findings		, _{'0}	$\int_{a_{r}}^{b_{a_{r}}}$	$\overline{\mathcal{T}}$	$\overline{\mathcal{T}}$	$\overline{\mathcal{T}}$	$\overline{\mathcal{I}}$	$\overline{\mathcal{T}}$	\mathcal{T}		// /
Issue Paper E		_{Barba}	^{nt} a Ba,	^{nr} nia	' _a /	′ /	\ \{\s\}	′ /	′ /	′ /	" hingto,
Variances and/or modifications could be approved based on the following findings:	Jo Jo Aji	County S.	Santa Barbara	oity of IV.	Del Mar	Pedonde	Carpinto	Palo Alto	Santa Monico	Tigard, Or-	Yakima, Washingto,
General Criteria											
The health, safety and general welfare is protected	Х	Х	Х	Х	х	Х	Х	х	Х	Χ	Х
Consistent with Comprehensive Plan, Zoning Ordinance and Implementation Programs	X	X	Х	X			X	Х	X	X	X
Special circumstances exist that are applicable to the property (size, shape, topography)	Х	Х		Х			Х	Х	Х	х	Х
Shall not constitute a grant of special privileges inconsistent with limitations to other property owners	Х	Х		Х	Х		Х	Х			Х
Will not be detrimental or adversely impact adjacent properties	Х			Х	Х			Х	Х		
Unnecessary hardship claimed as ground for a variance has not been created by the applicant										х	Х
The variance is the minimum necessary to offer relief										х	Х
Not based on economic hardship				Х							
Will not unreasonably interfere with scenic views from any other public or private property				Х							
Will not significantly reduce the amount or location of required site screening											Х
Consistent with scale, bulk, character and architectural style in the same vicinity						Х					
Applicant agrees to comply with conditions imposed by the Planning Commission		Х					Х				
Could not be avoided by alternate development plan					Х						
Parking Parkin											
No increase in demand for parking in the immediate area	Χ										
Will not increase the required amount of parking by more than 20%											Х
Does not reduce the total number of off-street parking spaces required for the Downtown Area				Х							
No parking space may be reduced by more than one foot of the required depth / width, within the Downtown Area				Х							
Lot area, width and yard setback requirements											
Secure an appropriate improvement on the lot	X								↓		
Will not create unreasonable hardship	Х								├	<u> </u>	
Promote uniformity of improvement	Х								↓	ļļ	
To construct very low-, low-, moderate or middle-income households	Х								├ ──		
A minimum length of at least three feet will be maintained for the full length of the setback			Х						├ ──		
Will not interfere with safe access or result in damage or injury to the use of adjoining properties			Х						<u> </u>	<u> </u>	
Structures will be compatible with the residential character of the neighborhood			Х						↓		
Will exhibit a human scale without excessive building bulk, mass or unrelieved surfaces			Х						├ ──		
Interior setback - up to a 20% reduction of the dimensional standards will be allowed									├ ──	Х	
Lot coverage - up to 5% increase of the maximum lot coverage required will be allowed									├ ──	Х	
Side Yard - No portion of the building shall be less than ten feet from the side lines of the lot		Х							 	\longmapsto	
No part of a wall containing windows opening into rooms closer to the side lines of a lot than required side yard setback		X		<u> </u>				<u> </u>	—	\vdash	
Where the side of the building is parallel to the side property line, the average distance of the building from the sideline of the lot shall equal the required side yard setback		X								\longrightarrow	
or the lot shall equal the required side yard setback		Х								\longmapsto	
]]]	<u> </u>				

Front Yard								
Front Yard Setback - up to 25% reduction of the dimensional standards required							Х	Х
That the character and scale of the existing single family house is substantially preserved						Х		
Will not be detrimental or injurious to the property or improvements in the general vicinity in which the property is local	ated.					Х		
Would not impair the integrity and character of the district in which it is to be located.						Х		
The subject site is physically suitable for the proposed yard modification.						Х		
There will be adequate provisions for public access to serve the subject yard modification proposal.						Х		
Fence, Screen, Wall and Hedge Height								
Secure an appropriate improvement on the lot	Х							
Consistent with public safety and the appearance and character of the neighborhood			Х					
Height limitations to protect and enhance solar access								
To prevent an unreasonable restriction	Х							
Building Height Limitation								
Improvements increase neither the height nor the floor area of any portion of the building	Х							
Patio cover and accessory structure regulations								
May not be used as a carport, garage, or habitable room, or for storage			Х					
Average Distance - Multiplying the length of the various segments of the appropriate side of the building								
by side property line and their corresponding distances from the dividing the sum of the products by								
the total length of the building								

Modification Findings Issue Paper E

the total length of the building

by side property line and their corresponding distances from the dividing the sum of the products by

Variances and/or modifications could be approved based on the following findings:	City of S	Santa Barbara County	Carnel Canta Barb	City of 1.	Del Mo.	Redond	Carpinto	Palo Alto	Santa Monica	⁷ igard, Ores	Yakina, W.
Fence, Screen, Wall and Hedge Height											
Secure an appropriate improvement on the lot	Х										
Consistent with public safety and the appearance and character of the neighborhood				Х							
Height limitations to protect and enhance solar access											
To prevent an unreasonable restriction	Х										
Building Height Limitation											
Improvements increase neither the height nor the floor area of any portion of the building	Х										
Patio cover and accessory structure regulations											
May not be used as a carport, garage, or habitable room, or for storage				Х							
Average Distance - Multiplying the length of the various segments of the appropriate side of the building											